

Planning

Delegated Officer Report

Summary of application details

Application reference:	145581/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of two-storey side extension.
Site address:	9 Boat Lane Manchester M22 4HR
Ward(s):	Northenden
Date application valid:	31 March 2026
Applicant name:	Mike Walker
Agent (if any):	Anna Meredith
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	12 June 2026

Description of site, building and/or area

The proposal is related to a two-storey end terrace dwellinghouse on Boat Lane. The property features an existing rear part single, part two storey extension, hardstanding to the front for off street vehicle parking and a garden to the rear. The property features white render on the principal elevation.

The property is in a mostly residential part of the Northenden ward and within the Northenden Conservation Area. The property is in Flood Zone 2.

Description of development

The applicant is proposing the erection of two-storey side extension.

The proposed side extension projects 3400mm from the existing side elevation and runs 8100mm to meet the existing rear elevations. The proposal is finished in render to match on the principal elevation and brick to match on the side elevation. New windows are features on the front, side and rear and the roof is finished in tile to match and run through from the main roof.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Local Residents

One representation has been received from a member of the public who neither supports nor objects to the proposal. The commentator, an RSPB Swift Champion, requests that if planning permission is granted a condition be imposed requiring the installation of at least one integrated Swift nest brick to enhance biodiversity, noting the decline of Swifts and referring to national policy and legislative duties to conserve and enhance biodiversity.

Site Notice and Press Advertisements

No representations received

Consultee Responses

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and recommended a site-specific Flood Risk Assessment is required. Although the proposal is at the same floor level and a standard informative can be added, the development does not fall within the householder minor extension exemption set out in the Standing Advice. A two-storey side extension increases the building footprint and therefore still requires an FRA to assess flood risk to the site and demonstrate that the development will not increase flood risk elsewhere.

Manchester City Council Arboriculture Officer

After inspection, they were unable to approve or provide further comment at this stage, as the proximity of off-site trees means an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) were required to assess potential impacts and define appropriate tree protection measures.

Notifications and publicity

Negotiations

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The applicant was asked to provide an AIA and AMS.

Updated proposed development

The applicant provided an AIA and AMS.

Manchester City Council Arboriculture Officer

Having reviewed the AIA they are satisfied with the RPA not exceeding 20%.

They would also have no objection, subject to the proposed work being carried out in accordance with industry best practice and in line with BS:3998.

Relevant policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 9 – Green Infrastructure
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC18 - Conservation Areas
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places

- JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
- Greener Places
 - JP-G7: Trees and Woodland
- Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea
 - F7: Ensuring development is safe from flooding
 - Chapter 19 - Conserving and enhancing the natural environment
 - N2: Improving the natural environment
 - N3: Trees in new development
 - Chapter 20 - Conserving and enhancing the historic environment
 - HE9: Conservation areas

Assessment

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been designed to reflect the established character and appearance of the existing dwelling. It utilises matching render, brick and tile, along with complementary window proportions and detailing, ensuring a cohesive relationship with the host property.

It is noted that the principal elevation was rendered in 2018 and subsequently regularised under application reference 128740/FH/2020. Whilst the rendering was not explicitly included within the description of development, the approved plans clearly indicate a white rendered finish. As such, the use of white render on the proposed extension is considered acceptable and consistent with the established appearance of the dwelling.

The extension is designed to appear subservient to the original dwellinghouse, through both its scale and its integration within the existing roof form. It follows the established eaves and ridge lines of the terrace, allowing it to sit comfortably within the existing built form.

Consideration has been given to setting the extension back from the principal elevation to provide a clearer visual distinction between the original dwelling and the addition. However, it is noted that the terrace is not a listed structure and has already undergone modern alterations, including the rendered finish and updated fenestration. In this context, a flush alignment is considered acceptable and does not harm the character or appearance of the host building or wider terrace.

In terms of neighbouring amenity, the extension is positioned where there are no immediate adjoining dwellings to the side. The relationship with No.11 remains unaffected as the works are contained within the existing building envelope. Separation is also maintained to the Boar Lane Court flats by way of existing tree cover and parking areas. Given its size, scale and position, the proposal would not appear overbearing or result in any undue loss of outlook.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The extension would be visible within the street scene; however, by virtue of its matching materials and in-line siting with the host dwelling, it would integrate appropriately and would not appear out of keeping with the character of the surrounding area.

Effects on amenity

Privacy

The proposal includes adding windows to the front and new rear elevations however given these are on a similar plane to the other windows on this elevation the impact to privacy is acceptable.

The proposed side facing first floor window is required to be obscure glazed to minimise overlooking concerns. The side facing window is a dressing room window so shouldn't be onerous on the applicant. This has been conditioned.

The proposed rooflights are in a location and angled in a way that minimises views and overlooking.

Light

Given the proposal is entirely within the existing elevations of the property the impact to light from the added massing is acceptable, especially given the distance to the nearest neighbour.

Furthermore, the orientation of the dwellings and extension would mean that there would be a limited impact to direct sunlight.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal would remove some hardstanding at the property however a good level of off street car parking would remain post development.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The comment recommending the incorporation of swift nest bricks as a biodiversity enhancement has been considered. Whilst national policy encourages opportunities to enhance biodiversity, the proposal relates to a small-scale householder development and there is no clear policy basis to reasonably require such a measure by condition. However, the installation of a swift brick is a simple and low-cost enhancement, and an informative can be used to encourage its inclusion.

Built Heritage

The application site lies within the Northenden Conservation Area. Development within the conservation area is required to preserve or enhance its special architectural and historic interest, paying particular attention to local character, scale and appearance.

The existing townscape within the conservation area is varied, with moderate variations in building height and form. Proposed development should therefore respect these established proportions and should not appear overly dominant in relation to its immediate surroundings.

In this case, the scale, height and siting of the proposed development are considered appropriate in the context of the surrounding buildings and would not significantly exceed prevailing building heights within the street. The proposal reflects the architectural style of the host property and integrates well within the wider street scene. It is also noted that extensions and ancillary structures are a common and established feature within the conservation area.

Consideration has been given to introducing a set-back from the principal elevation to provide a clearer distinction between the original dwelling and the extension. However, it is noted that the host property and wider terrace do not exhibit strong uniform historic detailing and have been subject to modern alterations, including rendered finishes and updated fenestration. In this context, the in-line design is considered acceptable and would not result in harm to the character or appearance of the conservation area.

Overall, the development would preserve the character and appearance of the Northenden Conservation Area. Any harm identified to the conservation area and nearby heritage assets would be less than substantial, in accordance with Section 16 of the National Planning Policy Framework. This level of harm is considered minimal and is outweighed by the proposal's compliance with local character and design principles.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

There are mature trees along the boundary of the site which are not within the ownership of the applicant and being within a Conservation Area are subject to Control. Having reviewed the AIA the Tree Officers are satisfied with the RPA not exceeding 20% and have no objection, subject to the proposed work being carried out in accordance with the submitted AIA/AMS, industry best practice and in line with BS:3998. This is conditioned.

Flood risk and drainage.

The application site lies within Flood Zone 2, which indicates a medium probability of flooding. In such locations, national guidance within the National Planning Policy Framework (NPPF) and associated standing advice generally requires consideration of flood risk to ensure development is safe and does not increase flood risk elsewhere.

The proposal relates to a householder two-storey side extension. The submitted plans confirm that the extension would be constructed at the same finished floor level as the existing dwelling and would not introduce new residential accommodation (bedrooms) at a lower level. Whilst the Council's Flood Risk Management team have advised that a site-specific Flood Risk Assessment (FRA) would typically be required due to the increase in building footprint, the scale and nature of this proposal are modest and relate to an existing residential property.

Having regard to the minor domestic scale of the development and the fact that floor levels are to remain consistent with the existing dwelling, it is considered that requiring a full site-specific FRA in this instance would be disproportionate. The proposal is therefore considered acceptable subject to the inclusion of a standard informative advising the applicant on flood resilience measures, including finished floor levels and property flood resilience techniques, in accordance with national standing advice.

On balance, the development is considered to be safe for its lifetime without increasing flood risk elsewhere and complies with national policy requirements.

Conclusion

Overall, the proposed two-storey side extension represents an acceptable form of development which accords with the relevant policies of the Development Plan and the guidance within the National Planning Policy Framework. The proposal would provide additional living accommodation for the host dwelling without resulting in unacceptable harm to residential amenity, the character and appearance of the host property, or the wider Northenden Conservation Area. Technical matters relating to trees and flood risk can be satisfactorily addressed through conditions and informatives. While there is a modest increase in built form and footprint, any limited harm arising is clearly outweighed by the benefits of improving the usability and longevity of the dwelling. As such, the development is considered sustainable and compliant with policies DM1, EN1, EN3 and EN14 of the Core Strategy, relevant UDP policies, and Places for Everyone policies, and planning permission should be granted subject to the recommended conditions.

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Recommendation: Approve

Conditions attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. THE LOCATION PLAN - 31 Mar 2026
- b. PROPOSED SITE AND ROOF PLAN - P15_1010 A - 31 Mar 2026
- c. PROPOSED FLOOR PLANS - P15_1011 - 31 Mar 2026
- d. PROPOSED ELEVATIONS - P15_1012 A - 31 Mar 2026

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason - In the interest of amenity and in compliance with DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

- 5) No development shall commence (including any site clearance or ground works) until all tree protection measures set out within the approved Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) have been implemented on site.

a. Arb Impact Assessment - ARBORICULTURAL IMPLICATIONS ASSESSMENT - TRE/9BLNWM - 4 Jun 2026

b. Arb Method Statement - Tree survey or information - ARBORICULTURAL METHOD STATEMENT - TRE/9BLNWM - 4 Jun 2026

The development shall thereafter be carried out in full accordance with the approved AIA and AMS, and all tree works shall be undertaken in accordance with the recommendations of BS3998:2010 (Tree Work – Recommendations).

Reason - To ensure the protection of existing trees in the interests of visual amenity and to accord with Policy EN9 of the Manchester Core Strategy.

Informatives

- 6) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.
- 7) In accordance with BS 42021:2022 (Biodiversity – Code of practice for planning and development), the applicant is advised to incorporate measures to enhance biodiversity within the development. In particular, the provision of integrated swift nest bricks within the external walls of the extension would provide nesting habitat for swifts, a species in decline. Such features are simple to incorporate and can make a positive contribution to local biodiversity.